



GRASSROOTS
REALTY GROUP

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70 Discovery Ridge Court SW
Calgary, Alberta

MLS # A2332545



\$880,000

Division:	Discovery Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,544 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Double Vanity, French Door, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Wet Bar		
Inclusions:	Projector & screen		

OPEN HOUSE – Sunday, August 2 (1-3pm) Discovery Ridge... access downtown, west to the mountains and the wonders of Griffith Woods Park a short walk from your door – this is an amazing community on Calgary's wonderful Westside. This bungalow offers 2900 sq ft of living space over two levels, on a private lot with no neighbours behind. On arrival you will be struck by the curb appeal, a striking home from the street. Entering you will love the maple hardwoods which run through the main level, the vaulted ceilings through the Great Room and primary bedroom, offering an inviting sense of space and a volume of natural light which fills the home. The kitchen plays to the living space and enjoys a center island breakfast bar, quartz countertops and s/s appliances, including a gas stove. There is bright breakfast nook which plays to the private rear yard and a proper dining room at the entrance. On the main the primary bedroom offers direct access to the rear deck and pergola and features a 5pc bath with quartz countertops. There is a second bedroom and a full bath on the main as well. The lower level has been finished, offering a large rec room with wet bar, two additional bedrooms and a third full bath. This home has been updated with a new furnace in January 2026 and a new A/C unit in August 2023.